

18. LANDSCAPING

In our Historic District, landscaping is not reviewed by the Architectural Review Commission unless features such as historic retaining walls and fencing are affected. Although landscape planting does not require approval, the utilization of plants native to the area is preferred rather than the introduction of non-native plants. It is also preferred that historic or early landscaping be maintained and not removed, especially trees. New landscape patterns that are historically traditional for the district and avoid concealing architectural features of the historic building are encouraged.

- A. features that are original or early (pre-1939) such as sidewalks, retaining walls, historic fence materials, curbs, stepping blocks, etc. should be preserved (See Section on Fences).
- B. plant beds of railroad ties, cut wood, brick, concrete, or any other structural material should be avoided for front yards.

19. LIGHTING

Many dwellings retain original exterior light fixtures at the porch ceiling or adjacent to the main entrance. Distinctive tinted globes and the "box" shaped fixtures for Craftsman houses are part of a building's character and should be preserved and maintained. New light fixtures should be appropriate for the style and period of the dwelling to which they are added. Light fixtures with simple designs and detailing are preferred to large, ornate colonial or "Williamsburg" style fixtures. Many companies now provide light fixtures based upon historic designs and the addition of these types of period fixtures is appropriate and encouraged. Lighting used to accent sidewalks, vegetation and/or facades is appropriate and should be subtle and subdued. Low voltage, ground mounted landscape lighting is recommended and light fixtures in trees are discouraged.

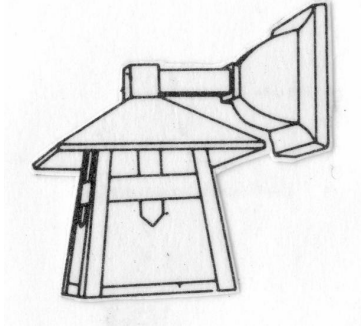
- A. fixtures original to the building should be preserved and maintained.
- B. fixtures introduced to the exterior of a structure should be from the period of the structure, or simple in design. Light fixtures should be added only at traditional locations such as porch ceilings and flanking entrances.
- C. for security, such as flood lights, should be mounted in front yards rather than directly on a house's eaves or soffits. Low voltage (25-50W)

floodlights mounted in the front yard to illuminate the front of the house are acceptable.

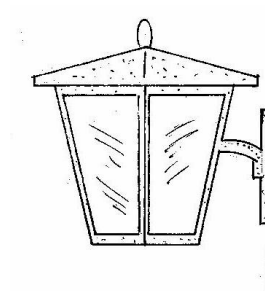
- C. for sidewalks and front yards should be of small footlights rather than post-mounted fixtures. Post-mounted fixtures are less appropriate but may be installed if desired.
- D. fixtures to be avoided are carriage lamps or any fixtures of a period earlier than the building such as colonial or "Williamsburg" designs.

Lighting: Illustrations

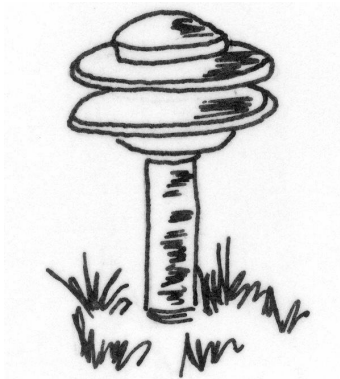
A typical Craftsman wall light



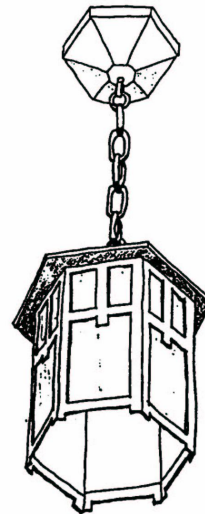
A simple Folk wall light



An appropriate footlight



Hanging Craftsman porch light



20. MASONRY (Stone)

Stone exteriors, foundations, and other features are integral to a dwelling's character and should be preserved and maintained. Stone retaining walls, gate posts, and other original landscape features should also be preserved and maintained.

- A. materials original to the building should be preserved and maintained.
- B. should never be sandblasted or subjected to any kind of abrasive cleaning.
- C. should never be cleaned with high pressure water which exceeds 600 pounds per square inch.
- D. should be cleaned with detergent cleansers or chemical agents by professionals.
- E. should be cleaned only when necessary to halt deterioration or remove heavy soiling. Always avoid needlessly introducing water or chemicals into the building.
- F. paint removal should not be done if the paint is firmly adhered to, and therefore protecting, the stone surface.
- G. water-repellent coatings should not be added unless masonry repairs have failed to stop water penetration problems.
- H. should not be painted if previously unpainted. Masonry should only be painted if the exterior has been poorly repointed or has mismatched materials.
- I. should not be stuccoed.
- J. mortar between stones should be removed by hand tools, not electric power saws, for repairs.
- K. repointing should match original width, depth, color, raking profile, composition, and texture.
- L. repointing should never be done with Portland cement or other hard mortar but with an original compound if it can be determined or with a historic compound such as one part lime and two parts sand if it cannot.
- M. features that are missing may be replaced in-kind where missing, or when required by extensive deterioration if accurately duplicated.

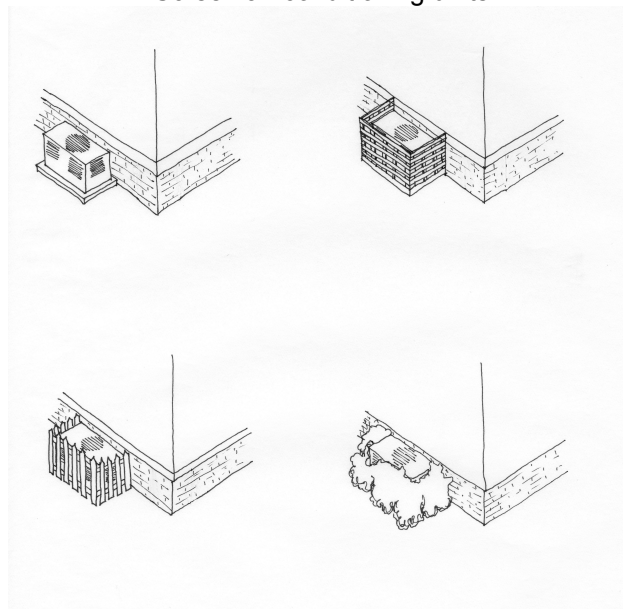
21. MECHANICAL SYSTEMS

Air conditioning and heating units often require condensers and other units to be placed on the exterior. These units are typically located adjacent to, or within a few feet of the building. Heating and cooling units should be placed at rear or sides of buildings not readily visible from the street. The placement of these units at the front of buildings is not appropriate and should be avoided. Screening of these units through shrubbery, fencing, or lattice panels is highly recommended.

- A. should be located where they are not visible from the street.
- B. if visible on the sides of buildings, should be screened with shrubbery or fencing.
- C. such as window air-conditioners should be located in windows on the rear or sides of buildings and should not result in the removal or replacement of the original window sash or surround.
- D. such as solar energy panels should be located on rear sections of the roof, behind dormers or gables or other areas not visible from the street.
- E. satellite dishes should never be installed in front yards or where visible in side yards.
- C. electrical and gas meters and other mechanical equipment should be located on the rear or side of a building.

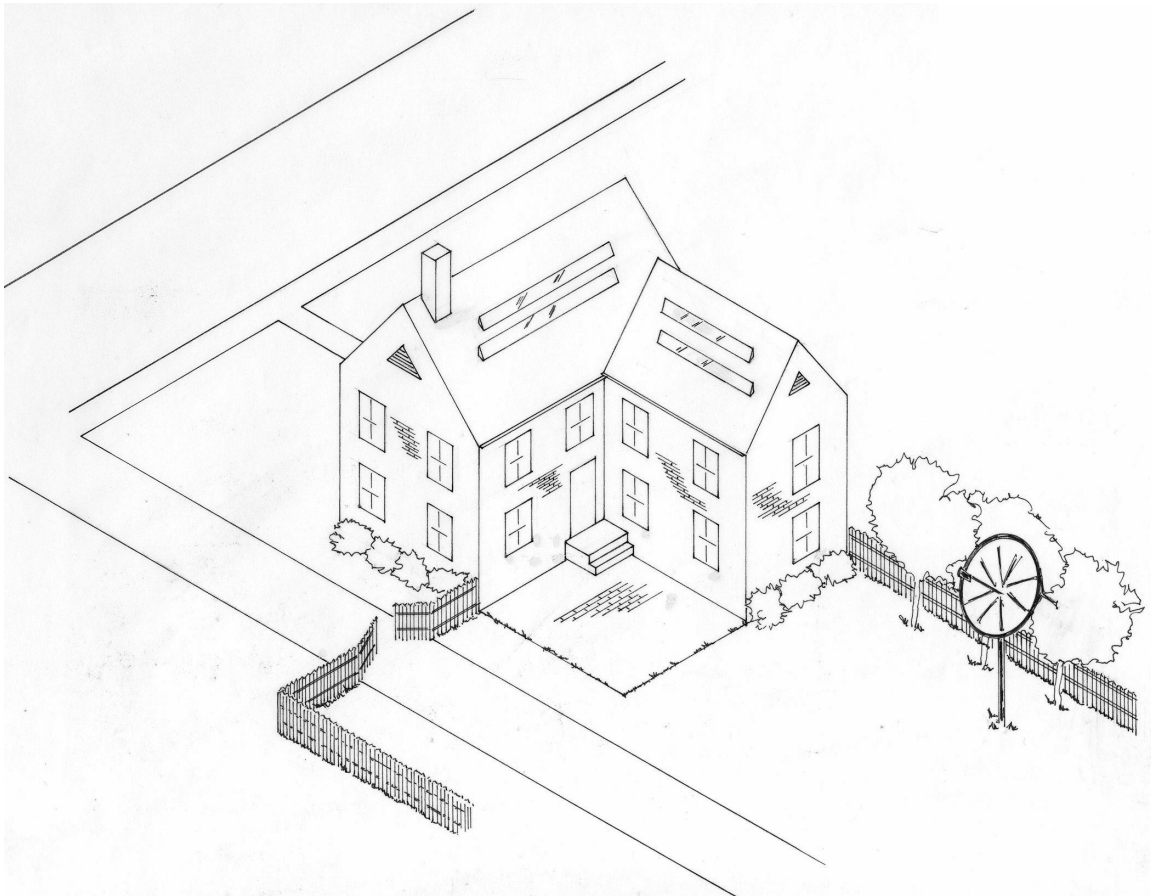
Mechanical: Illustrations

Screen air conditioning units



Mechanical Illustrations (continued)

Appropriate placement of solar panels and satellite dish at rear of house



22. MOVING BUILDINGS

Barrington possesses some vacant lots, which are appropriate locations for new construction or the relocation of pre-1939 dwellings. Moving buildings is generally considered a last resort to demolition and should be considered only if other means of preservation have failed. If a pre-1939 dwelling within or outside a locally designated district is threatened with demolition, it is appropriate to move the dwelling to one of the district's vacant lots for rehabilitation. A building moved into the district should respect the front and side yard setbacks, orientation, and foundation heights of the neighboring properties.

- A. into the Historic District may be appropriate if compatible with the district's architectural character through style, period, height, scale, materials, setting, and placement on the lot.
- B. that contribute to the historic and architectural character of the district should be avoided unless demolition is the only alternative.

23. NEW CONSTRUCTION (Residential Buildings)

*The vacant lots and noncontributing sites in Barrington provide development opportunities for new construction. New construction is welcome when it is compatible with properties along its block or street. The general approach to new construction is for it to be **compatible** with adjacent buildings. **Compatible** means reinforcing typical features that buildings display along the block such as similar roof forms, materials, window and door sizes and placement, porch size and location, and foundation heights. Replications or reproductions of historic designs are also appropriate for the Barrington Historic District.*

It is important that new construction coordinate with the dwellings found along its specific block. A design that may be appropriate along one block may not work for a different block. For example, a new dwelling compatible with Craftsman designs may not be appropriate for a block where Victorian era architecture predominates and vice versa. Each new building has to be evaluated within its exact location and surroundings.

- A. of primary buildings should maintain, not disrupt, the existing pattern of surrounding historic buildings along the street by being similar in:
 - 1. **shape**. Variations of rectangular and square forms are most appropriate for the district;
 - 2. **scale (height and width)**. Most of the Barrington Historic District has zoning that restricts new construction to no more than two-and-

one-half stories or twenty-five feet to the mid-point of the roof with the highest peak. This maximum height would be appropriate for most blocks within the Barrington Historic District, where residential building heights vary from fifteen to thirty-five feet. On blocks that have predominately one-story buildings, new construction of one-to two stories would be more appropriate;

3. **roof shape and pitch.** Roof slope ratio for new construction should be a minimum of 6:12 to a maximum of 12:12 (6:12 refers to six inches of rise to 12 inches of run in measuring slopes). Roof forms of gable, hipped, and gambrel variations are most appropriate. Flat and mansard roof forms are discouraged;
4. **orientation to the street.** Most buildings in Barrington have their fronts oriented towards the street and this characteristic should be maintained by new construction;
5. **location and proportion of porches, entrances, windows, and divisional bays.** Porches should have roof forms of gable or shed design and at least cover the entrance. Porches that extend partially or fully across the main facade are recommended. Porch columns and railings should be simple in design in square or round shapes. Columns should be a minimum of six inches and a maximum of ten inches square or in diameter. Porch railings should have balusters which are no more than two inches square or in diameter. New windows should be wood frame double hung rectangular sash designs whose proportions on the main facade should not exceed three-to-one in a height-to-width ratio or be any less than two-to-one in height-to-width (two-to-one proportions are preferred). In general, no horizontal sash, casement, or awning type windows should be placed on the fronts of buildings. The use of plastic or "snap-in" muntins (window pane dividers) is not permitted;
6. **foundation height.** Height of foundations should be a minimum of six inches and a maximum of two feet above grade. No slab foundations or at-grade foundations should be utilized on the fronts or visible sides of buildings;
7. **floor-to-ceiling heights.** Floor to ceiling heights should not exceed ten feet and not be less than eight feet;
8. **porch height and depth.** Porch heights should be consistent with those of adjacent buildings. Porch depths should be a minimum of four feet;
9. **material and material color.**

Foundations: Most foundations are of brick, stone, poured concrete or concrete block. Poured concrete is more appropriate than concrete block. If concrete block is used, a stucco wash is

recommended to provide a smooth surface. Rough-faced concrete block is also an acceptable foundation material.

Roofs: Existing roofs in the district are of asphalt shingle, tin, tile, and slate of varying patterns. For new construction, materials that are compatible in type, color, and texture with the district should be used. Shingles should be of a dark color, predominantly dark gray or brown. Wood shingles or shakes for new construction are also acceptable.

Brick Dwellings: If the new construction is of brick, the brick should closely match typical mortar and brick color tones found in the district and along the block. White or light mortars provide too much contrast with typical dark brick colors and should be avoided.

Frame Dwellings: If the new construction is of frame, the preferred exterior material is horizontal wood siding which is a minimum of four inches and a maximum of six inches in width. The use of cementitious ("Hardiplank") is also acceptable as long as it meets these size recommendations. The use of grained pressboard or chipboard is generally not appropriate. Vertical board siding is not appropriate for new construction on the fronts or sides of buildings. The use of vinyl or aluminum siding is not permitted in the district.

Windows: Wood construction is required for windows. Aluminum, aluminum clad and vinyl windows are not appropriate for either replacement of existing windows or for new construction or additions.

10. **details and texture.** The width of window and door trim should be at least three and one-half inches. Roof eaves should have a minimum depth of eight inches. New construction should have details consistent with adjacent historic buildings including eave widths, soffit details, and fascia boards.
 11. **placement on the lot.** Front- and side yard setbacks should respect the setbacks found along the block on which the building is sited. Building setback from the street should never be less than the minimum adjoining setback. Building position should take into account existing vegetation.
- B. of secondary buildings such as garages, carports, and other outbuildings should be:
1. smaller in scale than the primary building;
 2. simple in design but reflecting the general character of the primary building. For example, use gable roof forms if the main dwelling has a gable roof, hipped roof forms if the main dwelling has a hipped roof etc.;

3. located as traditional for the street, near an alley or at the side of the dwelling, not close to or attached to the primary building; and
4. compatible in design, shape, materials, and roof shape to the main building.
5. preferably of wood siding. However, if located along rear alleys or towards the rear of the lot, secondary buildings may have exterior siding materials such as smooth cementitious ("Hardiplank"). Along rear alleys or rear lot lines, standard pre-fabricated buildings are discouraged but acceptable.
6. if visible from the street, secondary buildings should have an emphasis on historic designs and detailing. For garages wood paneled doors are more appropriate than paneled doors of aluminum or steel. Wood paneled overhead roll-up doors are widely available and are appropriate for new garages.
7. if carports, these should be located at the rear of buildings. Most readily available carport designs have flat roofs and metal support columns and are not compatible with older building designs. Carports imitative of porte-cocheres (drive-thru wings on historic dwellings) with wood or brick columns, flat roofs, and wood construction may be added to sides of dwellings visible from the street.

24. PAINT AND PAINT COLORS

Paint colors do not require approval by the ARC in Barrington. However, it is recommended that paint colors be in keeping with the building's style and period of construction. Avoid loud, garish, or harsh colors and bright hues and too many colors on a building. Select where to highlight architectural details based on historic tradition for the building's type and style. Select a high quality oil based or exterior latex paint and expect to have to paint every eight to fifteen years depending on sunlight exposure, regular gutter and downspout maintenance, and wood surface condition.

- A. do not require review and approval by the Architectural Review Commission.
- B. should be of high quality to provide the longest lasting finish possible.

- A. should be kept to no more than three colors per building. The simpler the architectural style of the building, the simpler the paint colors.
- B. should be darker for the body of the house and lighter for window trim, door trim, and accents such as porches and eave brackets.

Recommended Paint Colors:

Folk, ca. 1855 – ca. 1880:

These dwellings were also typically painted in light or pale shades with either matching or contrasting trim.

Body – White, Off White, Pale Yellow, Light Gray, Pale Blue, Pale Green

Trim and Accents – White, Dark Green, Black

Italianate, ca. 1860 – ca. 1900:

Warm earth tones were commonly used for this style of dwelling with trim in the same color only in a slightly darker or lighter shade.

Body – Cream, Browns, Grays, Greens

Trim and Accents – Cream, Browns, Grays, Greens

Queen Anne and Folk, ca. 1880-ca. 1915:

These dwellings had a diversity of colors using contrasts for the body and trim.

Body - Tan, Red, Green, Brown

Trim and Accents - Darker colors such as Dark Olive, Salmon Red, Dark Brown.

Craftsman and Tudor Revival, ca. 1905-ca. 1940:

Darker colors again such as earth tones. Dark stains also used in place of paint. Brick, stone, stucco and concrete generally left unpainted.

Body – Brown, Green, Gray, Dark Red

Trim and Accents – Both light and dark trim colors such as Reds, Browns, Greens and shades of Tan.

Colonial Revival, ca. 1900-ca. 1940

Light colors predominate

Body – Yellow, Light Gray, Light Blue

Trim and Accents – White, Off-White, Cream